

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **August 9, 2005**

AGENDA ITEM NO.: 12

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: Consideration of a Local Historic District (HD) Zoning Designation for Property to be known as the Sandusky Historic District, 757 Sandusky Drive

RECOMMENDATION: Adoption of Ordinance to establish the Sandusky Historic District

SUMMARY: The Planning Commission unanimously recommended approval of a local historic district (HD) zoning designation for property to be known as the Sandusky Historic District at 757 Sandusky Drive. The subject property is currently listed in the National Register of Historic Places and the Virginia Landmarks Register.

The Historic Preservation Commission unanimously recommended approval of the petition.

PRIOR ACTION(S):

June 20, 2005: Historic Preservation Commission recommended approval (6-0 with one abstention)

July 13, 2005: Planning Commission recommended approval (5-0 with two absent)

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn/ 455-3902

Tom Martin/ 455-3909

Annette Chenault/455-3894

ATTACHMENT(S):

- Ordinance
- PC Report
- PC Minutes
- HPC Report
- HPC Minutes
- National Register of Historic Places Inventory – Nomination Form “Sandusky”
- “Sandusky ‘By the Still Waters’”
- Map
- Photographs

REVIEWED BY: lkp

ORDINANCE

AN ORDINANCE DESIGNATING A CERTAIN AREA AS A LOCAL HISTORIC DISTRICT (HD) TO BE KNOWN AS SANDUSKY HISTORIC DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG, that in order to promote the public necessity, convenience, general welfare, and good zoning practice, that Chapter 35.1 of the Code of the City of Lynchburg, 1981, as amended, be, and the same is hereby further amended by adding thereto Section 35.1-76._____, which section shall read as follows:

Section 35.1-76._____. Designation of a certain area for Local Historic District (HD) zoning to be known as Sandusky Historic District.

The area embraced within the following boundaries shall be known as the Sandusky Historic District and shall encompass the entirety of 757 Sandusky Drive, also assigned as Tax Map No. 158-01-016. . .

. . . is hereby designated as a Local Historic District zone to be known as Sandusky Historic District.

And the Director of Community Planning and Development shall forthwith cause the "Historic District Map of Lynchburg," referred to in Section 35.1-44.1 of this chapter to be amended in accordance therewith to reflect the Sandusky Historic District.

Adopted:

Certified:

Clerk of Council

104L

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission
From: Historic Preservation Commission
Date: July 13, 2005
Re: **CONSIDERATION OF A LOCAL HISTORIC DISTRICT (HD) ZONING DESIGNATION FOR PROPERTY TO BE KNOWN AS THE SANDUSKY HISTORIC DISTRICT, 757 SANDUSKY DRIVE**

I. PETITIONER

Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

Representative: Gregory H. Starbuck, Executive Director, Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

II. LOCATION

The subject property is a tract of 3.84 acres located on the north side of Sandusky Drive at the intersection of Sandusky and Pawnee drives.

Property Owner: Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to consider a local historic district (HD) zoning designation for the property known as Sandusky, 757 Sandusky Drive.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan's Goals for History, Culture, Education and the Arts (page 6):
 - To "Preserve significant historic and cultural resources through the collaborative efforts of the City; historic and cultural groups"...and other local, state and federal preservation groups and organizations."
 - To "Increase access to information concerning local history and culture, as well as the value and benefits of preserving sensitive historic resources."
 - To "Ensure that future development, redevelopment, and public improvements complement the scale and character, and respect the integrity of designated historic districts and areas potentially eligible for designation."
- Petition agrees with U. S. Department of the Interior Heritage Conservation and Recreation Service National Register of Historic Places Inventory—Nomination Form, dated January, 1982 that nominated Sandusky to the Virginia Landmarks Register and the National Register of Historic Places as an individual Historic District on February 16, 1982 and July 16, 1982 respectively.
- Petition agrees with the City of Lynchburg's Historic District Survey, dated May 1976 which recommended designating Sandusky as a local historic district zone.
- Petition agrees with National Register Criteria for Evaluation:
 - Criterion A: Properties that are associated with events that have made significant contribution to the broad patterns of our history;
 - Criterion B: Properties that are associated with the lives of persons significant in our past;
 - Criterion C: Properties that embody the distinctive characteristics of a type, period or method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction;
 - Criterion D: Properties that have yielded or may be likely to yield information important in prehistory or history.

- Petition fulfils one of the conditions of the Conditional Use Permit (#R-01-050) that was granted to Historic Sandusky Foundation, Inc., on March 13, 2001 to “submit a petition to the City for consideration of designating the subject property as a local historic district.”
- Local historic district designation would offer protection and preservation for such a significant property.

V. Impact

Designating the subject property as a Local Historic District would:

- Preserve and protect the existing buildings from inappropriate future alterations or demolition;
- Assure that new construction would be done in character with appropriate designs and standards;
- Bring greater recognition of the historical importance of this site to the citizens and visitors to Lynchburg.

The Historic Preservation Commission recommends approval of the local historic district petition (7-0).

The Planning Division recommends approval of the local historic district petition.

VI. RECOMMENDED MOTION:

Based on the Findings of Fact, the Planning Commission recommends to City Council approval of Historic Sandusky Foundation’s petition for a local Historic District (HD) zoning designation for the property to be known as the Sandusky Historic District at 757 Sandusky Drive.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. R. Douglas Dejamette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division
Capt. G. Wayne Cyrus, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Senior Planner
Ms. Erin Bryant, Environmental Planner
Ms. Annette M. Chenault, Planner II
Mr. Gregory Starbuck, Representative

VII. ATTACHMENTS

1. Vicinity Zoning Pattern
(see attached map)

2. Vicinity Proposed Land Use
(see attached map)
3. HPC Report dated June 20, 2005
(see attached report)
4. HPC Minutes of June 20, 2005 (excerpt)
(see attached minutes)
5. National Register of Historic Places Nomination Form for Sandusky
(see attached nomination form)
6. "Sandusky 'By the Still Waters,'" by Janet Shaffer
(see attached article)
7. Map
(see attached map)
8. Photographs
(see attached photographs)

MINUTES FROM THE JULY 13, 2005 PLANNING COMMISSION MEETING

Petition of Historic Sandusky Foundation, Inc., to consider a local Historic District (HD) zoning designation for the property to be known as the Sandusky Historic District, 757 Sandusky Drive.

Mr. Greg Starbuck, Director of the Historic Sandusky Foundation (HSF) addressed the Commission. Mr. Starbuck explained that in 2001 City Council granted HSF a Conditional Use Permit with a condition that the Foundation apply to become a historic district, which was the purpose of this petition. He said their Board of Directors, which included Al Chambers, Travis McDonald, and Tom Ledford, regularly provide expert input on the home and asked how the Historic Preservation Commission could provide better advice than their Board. He added that the home was already on the National Register of Historic Sites, on the Virginia Register of Historic Sites, and was a Virginia Historical Landmark.

Ms. Annette Chenault, Planner II and Secretary to the Historic Preservation Commission (HPC) addressed Mr. Starbuck's concerns about having to appear before the HPC. She explained the make up of the HPC and their duties as members of that Commission. She added that Lynchburg was classified as a Certified Local Government. Along with that certification, she noted, the HPC had to meet certain criteria and regulations in order for the City to receive grants. Ms. Chenault added that the Zoning Ordinance and Design Guidelines had to be kept up to date, and members of the HPC had to qualify to serve on the Board. She said if City Council made their decision in favor of designating Sandusky House historic, only at that time would the HSF Board have to come before the HPC for approval of any exterior work. She added that if the changes were minor, such as painting, those changes were usually approved administratively without having to appear before the HPC.

Mr. Starbuck added that the approach and reasoning for maintaining and restoring a historic property as a museum was different than restoring a home to live in.

Ms. Chenault said she thought the reason Council wanted to protect this building and property was for future generations. She added that State and National designation did not protect the property for the future, but the Local designation did. She added that she would be happy to meet with the HSF Board if Mr. Starbuck thought she should.

After discussion, Commissioner Barnes made the following motion, which was seconded by Commissioner Pulliam and passed by the following vote:

"That the Planning Commission recommends to City Council approval of Historic Sandusky Foundation's petition for a local Historic District (HD) zoning designation for the property to be known as the Sandusky Historic District at 757 Sandusky Drive."

AYES:	Bacon, Barnes, Dahlgren, Flint, Pulliam	5
NOES:		0
ABSTENTIONS:		0
ABSENT:	Hamilton, Worthington	2

HISTORIC SANDUSKY FOUNDATION, INC.

#757 Sandusky Drive
Vol. Map # 158-01-015
Historic District Designation Request
Petitioner: Historic Sandusky Foundation, Inc.

MAP PREPARED BY
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property

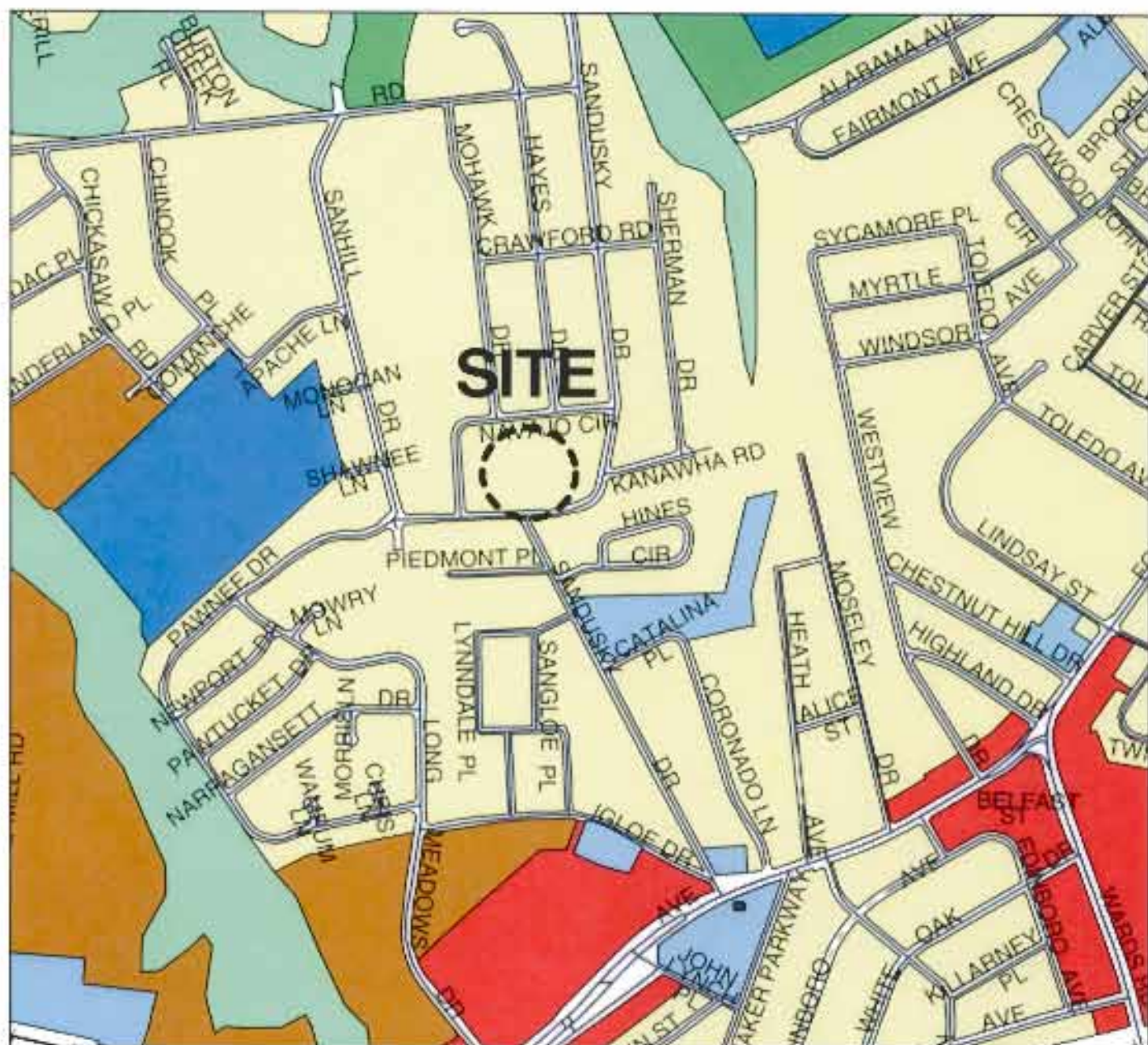


200 ft Radius



HISTORIC SANDUSKY FOUNDATION INC
757 Sandusky Drive

PIN	OWNER
15802002	ALEXSON ANDREW T & GAYLE L
15801012	BAILEY FRED S & ANNALEE G
15801007	BLAKE FRANK J & JOAN A
15902029	BROOKS STEPHEN E & PATRICIA A
15801011	BROWN NATHAN W & STACY M
15801005	BROWN RANDALL R & MARY P
15901003	BROWN WILLIAM H & SUZANNE F
15901010	BURGESS ROBERT G & RUTH B
15902002	CARTER RAYMOND C & HILDA C
15901001	CHRISTOPHE SYLVAIN V & DANIELLE L
15801008	DEWITT DUSTIN A
15801010	DOUGLAS ADDIE P & HELEN H PER
15801013	GEARHART RUSH K JR & JUDITH W
15801016	HISTORIC SANDUSKY FOUNDATION INC
15801001	IRBY H HARRIS JR & KATHLEEN R
15902001	JOHNSTON SANDRA L
15902006	KEENEY MARK R & KYLA M
15901006	KNIGHT STACY D
15801003	KRAMER JOHN C & ANNMARIE T
15803010	LEVESQUE PIERRE A
15801009	MELTON ATWILL R JR
15901009	MOSS RODNEY C
15901005	MOUNTCASTLE SHIRLEY W
15802007	ORR JOHN A & JOANN
15901011	PHILLIPS PHYLLIS
15801006	PUTNEY STEPHEN M & SHERYL A
15902005	RAGLAND CHARLES DAVID
15901007	RAYSOR ROBERT K & KAY L
15801004	ROBERTSON ELIZABETH B TRUSTEE
15812001	SCOTT LARRY D & SHEILA S
15801015	SHACKELFORD DEAN G & PAMELA M
15802001	WHITE CHRISTOPHER F & NANCY
15801014	WILKINS WILLIAM D & KELLY P
15801002	WINNAGLE DAVID L & GOLDA N



- Public Parks
Resource Conservation
Public Use
Institution
Downtown
Office
Employment 1
Employment 2
Neighborhood Commercial
Community Commercial
Regional Commercial
Low Density Residential
Medium Density Residential
High Density Residential
Traditional Residential
Local Historic District
Mixed Land Use

HISTORIC SANDUSKY FOUNDATION #757 SANDUSKY DRIVE LAND USE PLAN

